

## **Mt. Olivet**

Mt. Olivet is generally bounded by the Warren city limits to the north, McNichols to the south, Gratiot to the east, and Van Dyke and the Canadian National Railroad to the west.

The community had the second largest population growth of any area in the city during the 1990s. The area grew by more than ten percent, an increase of over 3,000 residents. The area experienced a more than forty percent increase in the number of children during this period, one of the largest increases in the city.

Almost ninety percent of homes are valued between \$30,000 and \$100,000. Contributing to the stability of the area, almost seventy percent of housing units are owner-occupied.

### **❑ Neighborhoods and Housing**

**Issues:** Overall, housing conditions within the community are sound, particularly in the northwestern portion of the area. Signs of deterioration exist between Seven Mile and State Fair, east of Schoenherr, and in the area south of Greiner and east of Waltham.

#### **GOAL 1: Preserve sound neighborhoods**

**Policy 1.1:** Maintain the stability of the northern portion of the area through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

#### **GOAL 2: Revitalization of neighborhoods with poor housing conditions**

**Policy 2.1:** Encourage infill and rehabilitation in the areas east of Schoenherr between, Seven Mile and State Fair, and the area south of Greiner.

### **❑ Retail and Local Services**

**Issues:** Retail within the area is spread out along the four major commercial thoroughfares: Gratiot, McNichols, Seven Mile, and Eight Mile. All of these commercial areas exhibit some signs of blight, including vacant lots and poorly maintained properties.

**GOAL 3: Increase the vitality of commercial thoroughfares.**

**Policy 3.1:** Support the continued redevelopment of the retail node at the Gratiot-Seven Mile intersection through business improvement, retention and attraction programs.

**GOAL 4: Increase the vitality of neighborhood commercial areas**

**Policy 4.1:** Develop retail nodes along Seven Mile and McNichols with a compatible mix of locally serving, small-scale businesses and medium density residential uses along less viable portions.

□ **Industrial Centers**

**Issues:** There are traffic circulation problems around the irregularly shaped industrial area in the northwest portion of the community. Trucks frequently use smaller residential streets to bypass longer, more complicated truck routes.

**GOAL 5: Reduce conflicts between industrial and residential areas**

**Policy 5.1:** Establish and enforce designated truck routes in the northwest corner.

**Policy 5.2:** Buffer the negative impacts of industrial land uses upon residential areas in the northwest.

□ **Parks, Recreation, and Open Space**

**Issues:** The large number of children in the area creates a demand for recreational amenities. The majority of parks and playfields within the area offer minimal recreational opportunities.

**GOAL 6: Increase open space and recreational opportunities**

**Policy 6.1:** Improve underutilized recreation areas by upgrading equipment and creating areas for team sports.

□ **Transportation and Mobility**

**Issues:** The closing of McNichols continues to impact transportation within the community. The lack of streets leading west from Outer Drive and Conner between Seven Mile and Harper causes high traffic volumes throughout the western portion of the area.

**GOAL 7: Improve vehicular and pedestrian safety**

**Policy 7.1:** Examine the feasibility of reopening McNichols between Outer Drive and Van Dyke.

## 2000 Census - Demographic Profile

Neighborhood **Mt. Olivet**

## Total Population

**29,617**

1990 Population

26,362

1990 to 2000 Change

3,255

Percent Change

12.35%

## Race

White Only

2,841

9.59%

Black or African American  
Only

24,926

84.16%

American Indian and Alaska  
Native Only

95

0.32%

Asian Only

1,218

4.11%

Native Hawaiian and Other  
Pacific Islander Only

0

0.00%

Other Race Only

46

0.16%

Two or More Races

491

1.66%

## Hispanic Origin

Hispanic Origin (Any Race)

193

0.65%

1990 Hispanic Origin

329

1990 to 2000 Change

-136

Percent Change

-41.34%

## Gender

Male

14,007

47.29%

Female

15,610

52.71%

## Educational Attainment

Population 25 or older

15,357

51.85%

HS Graduate or Higher

10,371

67.53%

Assoc. Degree or Higher

1,868

12.16%

## Age

Youth Population  
(Under 18 Years Old)

11,483

38.77%

1990 Youth Population

8,139

1990 to 2000 Change

3,344

Percent Change

41.09%

0 to 4 Years Old

2,602

8.79%

5 to 10 Years Old

4,372

14.76%

11 to 13 Years Old

2,252

7.60%

14 to 17 Years Old

2,257

7.62%

18 to 24 Years Old

2,777

9.38%

25 to 44 Years Old

9,196

31.05%

45 to 64 Years Old

4,484

15.14%

65 Years Old and Older

1,677

5.66%

## Households

Households

8,975

Average Household Size

3.29

Population in Group Quarters

129

0.44%

Population in Households

29,488

Family Households

6,949

77.43%

Married Couple Family

2,822

40.61%

Female Householder Family

3,453

49.69%

One Person Households

1,694

18.87%

## Housing Units

Housing Units

9,651

1990 Housing Units

9,947

1990 to 2000 Change

-296

Percent Change

-2.98%

Vacant Housing Units

698

7.23%

Occupied Housing Units

8,953

92.77%

Owner Occupied

6,176

68.98%

Renter Occupied

2,777

31.02%

## Housing Value

Owner Occupied Units

5,838

Less Than \$15,000

79

1.35%

\$15,000 to \$29,999

426

7.30%

\$30,000 to \$49,999

1,368

23.43%

\$50,000 to \$69,999

2,144

36.72%

\$70,000 to \$99,999

1,624

27.82%

\$100,000 to \$199,999

187

3.20%

\$200,000 or More

10

0.17%

## Household Income

Less Than \$10,000

1,351

15.05%

\$10,000 to \$14,999

655

7.30%

\$15,000 to \$24,999

1,431

15.94%

\$25,000 to \$34,999

1,254

13.97%

\$35,000 to \$49,999

1,504

16.76%

\$50,000 to \$74,999

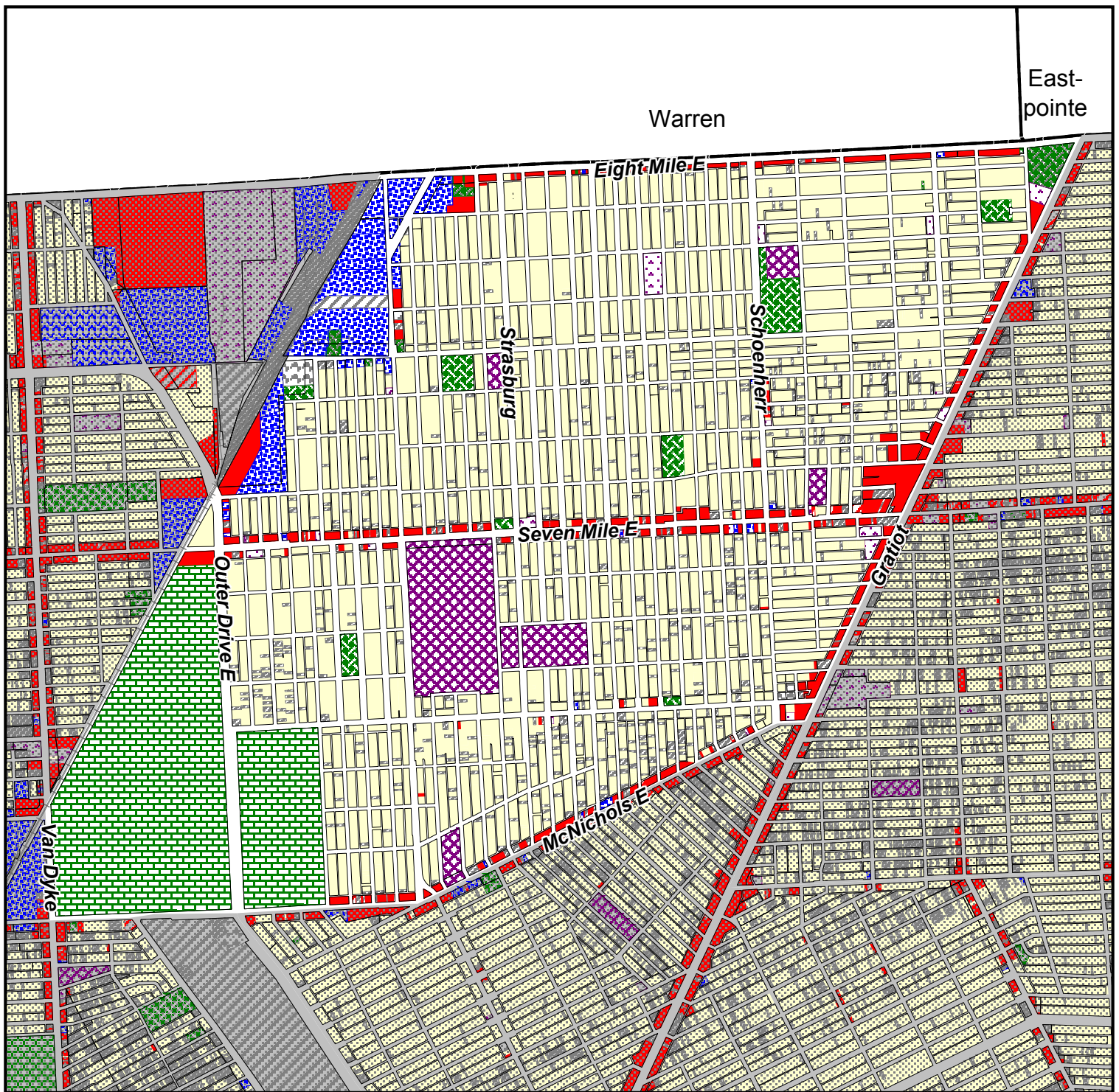
1,629

18.15%

\$75,000 or More

1,151

12.82%



Map 2-4A

City of Detroit  
Master Plan of  
Policies

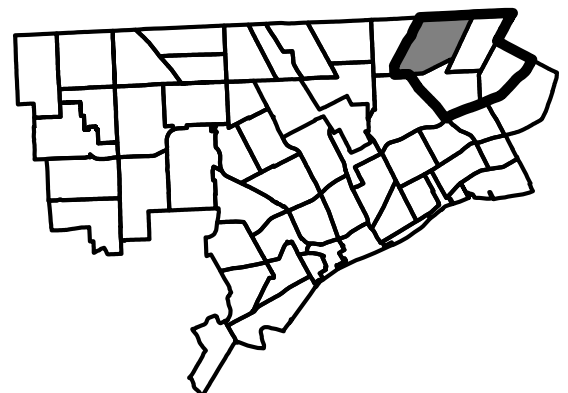
## Neighborhood Cluster 2 Mt. Olivet



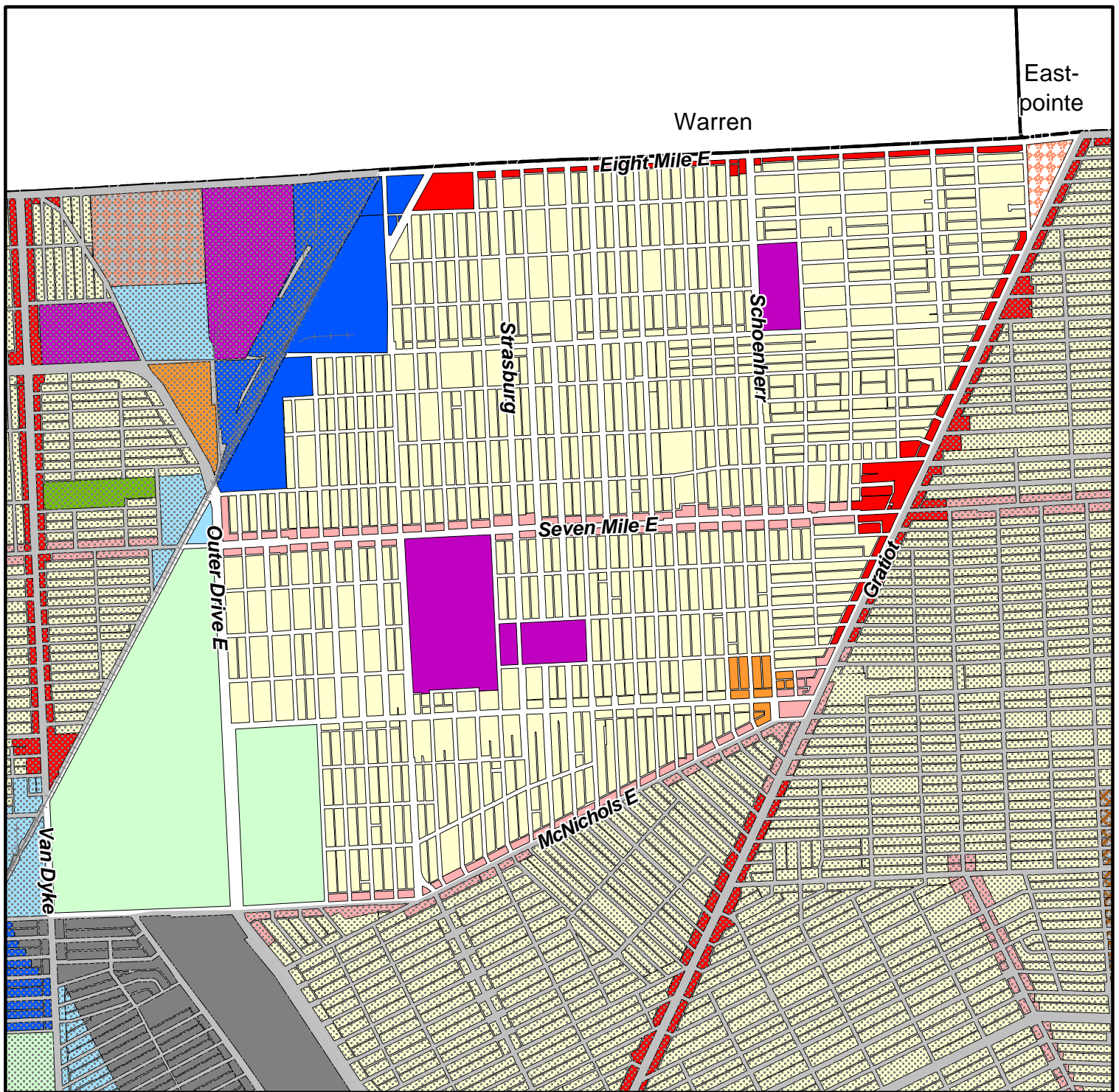
### Existing Land Use \* -

- |                         |                            |
|-------------------------|----------------------------|
| Residential             | School - Primary/Secondary |
| Commercial              | School - Other             |
| Office                  | College/University         |
| Industrial              | Institutional              |
| Transportation          | Cemetery                   |
| Utilities/Communication | Recreation/Open Space      |
| Hospital/Clinic         | Vacant                     |

\* January 2000 Existing Land Use. Sources:  
Detroit Public Schools DataImage database;  
Recreation Department Site Inventory;  
Planning and Development Department's Property Information System (PINS);  
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).







Map 2-4B

City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 2 Mt. Olivet



### Future Land Use -

- |                                |                                |
|--------------------------------|--------------------------------|
| Low Density Residential        | Light Industrial               |
| Low-Medium Density Residential | Distribution/Port Industrial   |
| Medium Density Residential     | Mixed - Residential/Commercial |
| High Density Residential       | Mixed - Residential/Industrial |
| Major Commercial               | Mixed - Town Center            |
| Retail Center                  | Recreation                     |
| Neighborhood Commercial        | Regional Park                  |
| Thoroughfare Commercial        | Private Marina                 |
| Special Commercial             | Airport                        |
| General Industrial             | Cemetery                       |
|                                | Institutional                  |

